

1400 Arizona Ave.

City of El Paso — Plan Commission — 06/14/18

PZRZ18-00008 — Rezoning



STAFF CONTACT: Adriana Martinez, 915-212-1611, Martinezad@elpasotexas.gov

OWNER: Mario A. Silva

REPRESENTATIVE: Mario A. Silva

LOCATION: 1400 Arizona Ave. District: 8

LEGAL DESCRIPTION: Lot 1 and the West 15 feet of Lot 2, Block 81, Franklin Heights, City of El Paso, El Paso County, Texas

EXISTING ZONING: R-5 (Residential)

REQUEST: From R-5 (Residential) to S-D (Special Development) & side and side street set-back reduction

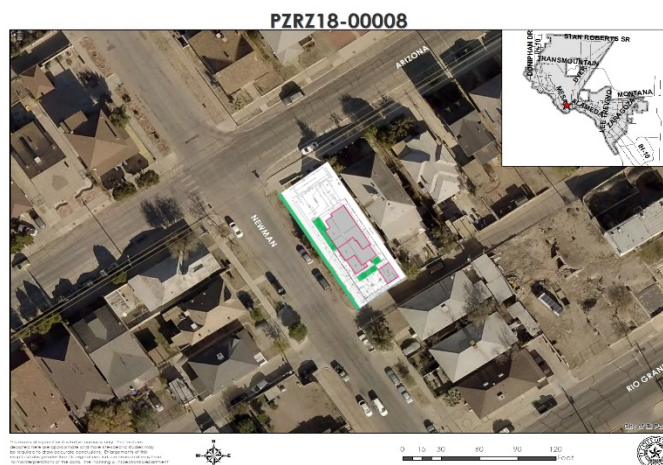
RELATED APPLICATIONS: N/A

PUBLIC INPUT Notices sent to property owners within 300 feet on May 16, 2018; Planning received one letter in opposition (attachment #6) to the rezoning request.

RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The property owner is requesting a rezoning from R-5 (Residential) to S-D (Special-Development) and a side and side street setback reduction to allow a triplex on the property located at 1400 Arizona Ave. The current use of the property is a single-family dwelling.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the property from R-5 (Residential) to S-D (Special-Development) & a side and side street setback reduction to allow a triplex. The Planning Division does **NOT** recommend approval of the detailed site plan. The proposed zoning district is consistent with other commercial districts in the immediate area along Arizona Ave. and meets the established character of its surrounding neighborhood. The proposed development reflected on the detailed site plan does not meet the intent of the G-2, Traditional Neighborhood (Walkable) land use designation of Plan El Paso.



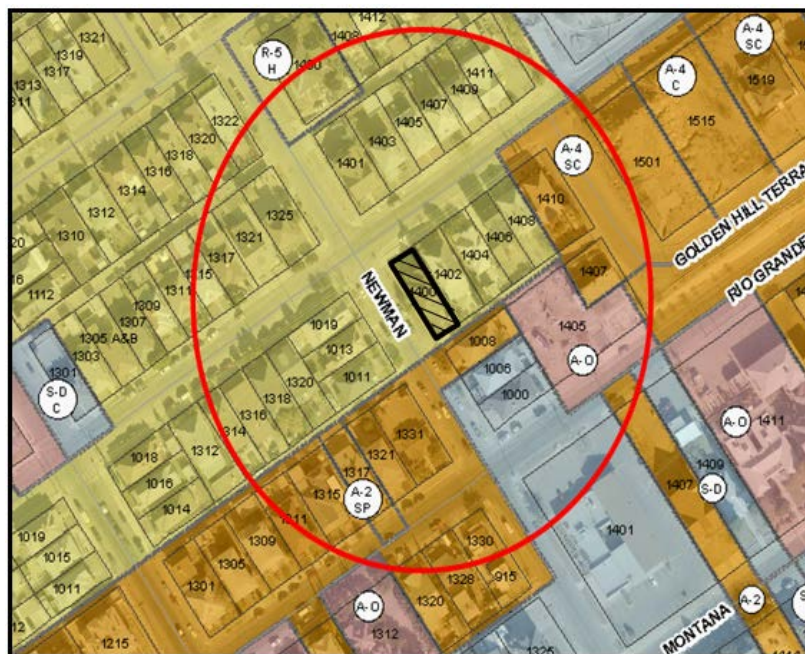
DESCRIPTION OF REQUEST

The applicant has submitted a Rezoning application for the property at 1400 Arizona Ave. through the Zoning Section of the Planning and Inspections Department. The owner is requesting to rezone the subject property from R-5 (Residential) to S-D (Special-Development) & a side and side street setback reduction to allow for a triplex. The area of the rezoning request is 0.11 acres in size. The development proposes a side setback reduction from the required 10ft. to 5ft. and a side street setback reduction from the required 10 ft. to 5ft. to renovate an existing 1,800 sq. ft. single-family dwelling and convert it into a triplex. The development requires a minimum of six (6) parking spaces of which the proposed development has accommodated, however locating parking spaces in front of the building is not in character with the surrounding neighborhood. The development proposes 744 sq. ft. of landscaping which is compliant with Title 18 of the landscaping Ordinance. Access to the subject property is from Arizona Ave. and from Newman St. via the alley.

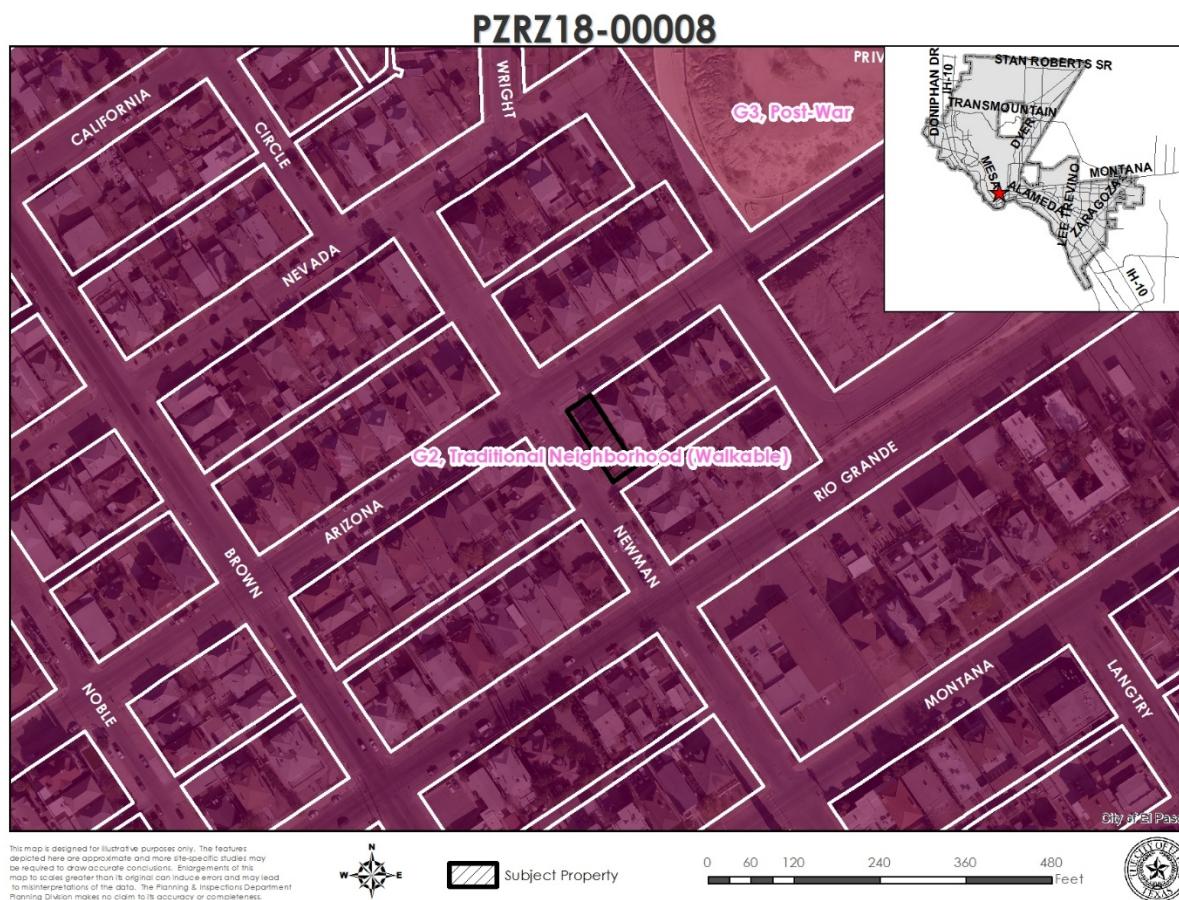
REZONING POLICY

POLICY	DOES IT COMPLY?
<u>Compatibility</u> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned A-2 (Apartment), A-4 (Apartment), S-D (Special Development) and R-5 (Residential).
<u>Plan El Paso</u> Are ideal for a balance of housing, jobs, shopping, recreation, and civic uses (Policy 2.2.5).	Yes, the property is designated G-2, Traditional Neighborhood (Walkable) land use designation of Plan El Paso it will introduce a balanced mix of uses, which in turn will reduce distances between the workplaces, housing and new amenities.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located in the Franklin Heights subdivision, recorded in 1901. The site is currently zoned R-5 (Residential) which is currently being used, as a single-family dwelling. Properties adjacent to the subject property are zoned A-2 (Apartment), A-4 (Apartment), S-D (Special Development) and R-5 (Residential). Surrounding land uses include single-family dwellings and apartments. The nearest park is Houston Park (1,139 feet) and the nearest school is Wiggs Middle School (1,193 feet). There is more than three different uses within a 300 ft. radius, to include apartments, single-family dwellings, and apartment-office. A predominant aspect of the character of this neighborhood is reflected by the majority of the existing parking being located either to the side of the structure or in the rear accessed through an alley.



COMPLIANCE WITH PLAN EL PASO: The proposed project is currently developed and is being used as a single-family dwelling. The purpose of the application is to introduce balance of housing, jobs, shopping, recreation, and civic uses to a property within a G-2, Traditional Neighborhood (Walkable) land use designation of Plan El Paso, it will introduce a balanced mix of uses, which in turn will reduce distances between workplaces, housing and new amenities.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.	No, placing parking areas directly in front of buildings is not in character with the surrounding neighborhood nor the G-2 Traditional Neighborhood sector. The predominant parking design in this neighborhood is having parking to the side of the buildings or in the rear of the property behind the buildings, accessed through existing alleys.
ZONING DISTRICT	DOES IT COMPLY?
S-D (special Development) district is intended for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area.	Yes, a triplex is a permitted uses in the proposed zone district.

Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.	
POLICY	DOES IT COMPLY?
1.2.3 "Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City".	Yes, the applicant is proposing the redevelopment of an existing parcel, adding additional uses, and the potential for new employment.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 0.11 acres in size and the use is permitted under the proposed S-D (Special Development) zone district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare, to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the S-D (Special Development) zone district is for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The proposed development will keep the residential appearance and landscaping of the property and redesign the interior of the existing structure while introducing a new permitted use.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES:

There is an existing 6-inch diameter water main extending along Arizona Avenue located approximately 18-feet south of the northern property line and an existing 6-inch diameter water main extending along Newman Street located approximately 19.5-feet west of the western property line which are available for service. The applicant will need to coordinate with EPWater to continue providing services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Central El Paso Community Organization, El Paso Central Business Association, and Golden Hills Neighborhood Association and have been notified as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 16, 2018. Planning has not received in support or opposition to the rezoning request.

STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

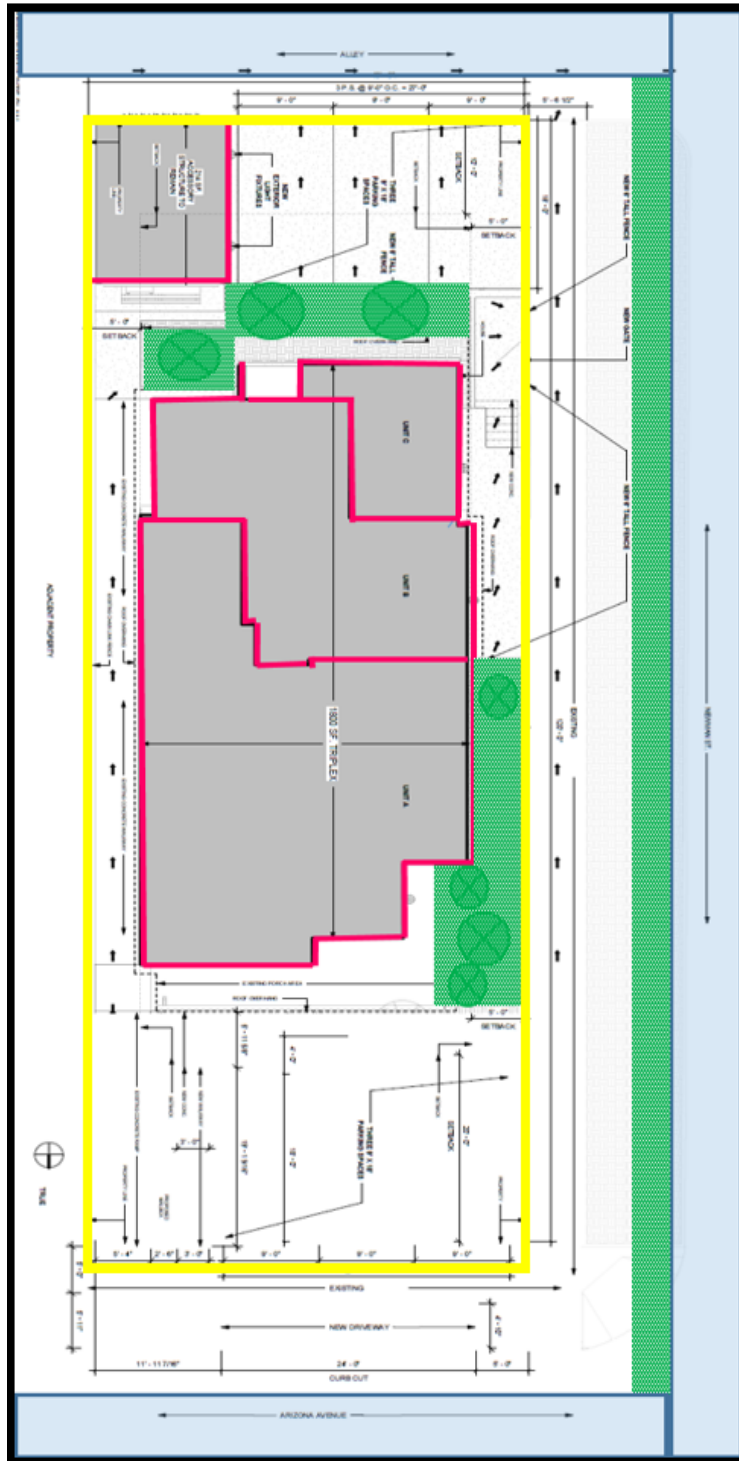
OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Detailed Site Development Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Opposition Letter
7. Public Notification Boundary Map

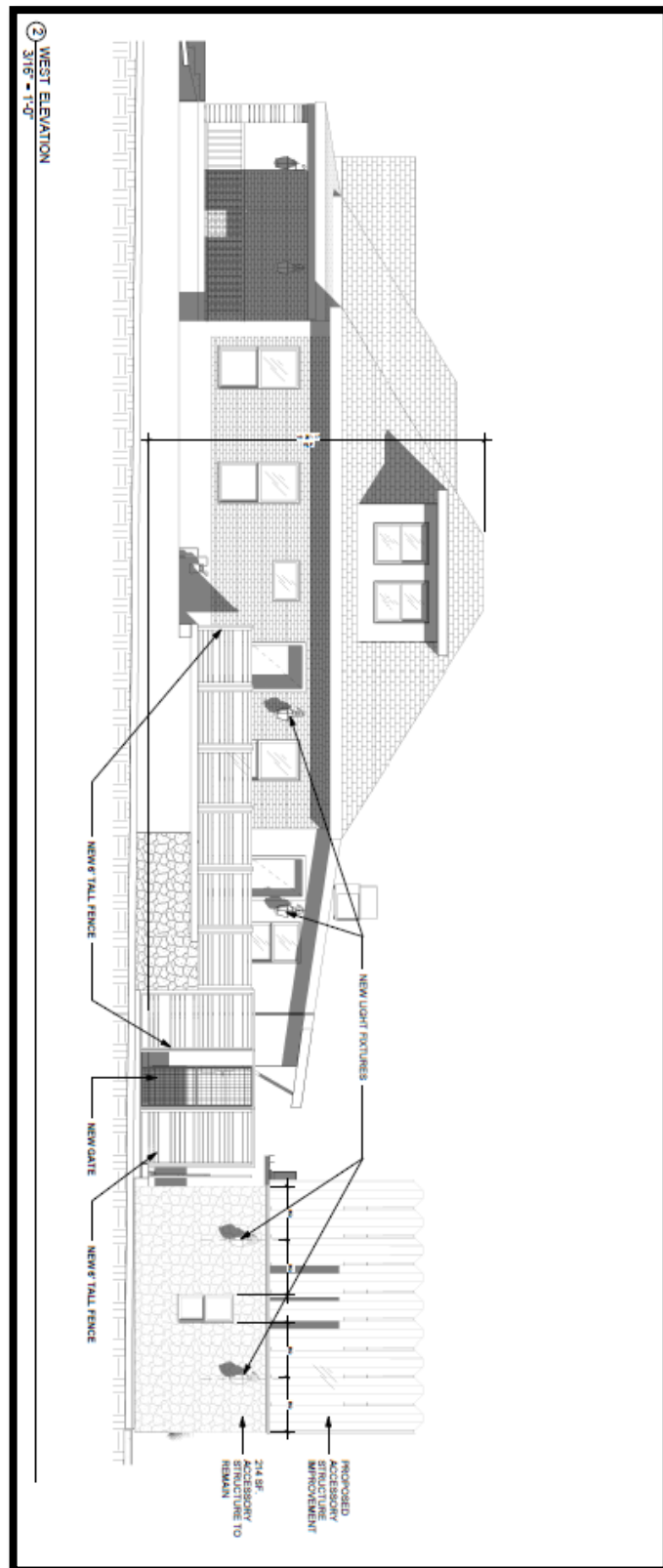
ATTACHMENT 1

Detailed Site Development Plan

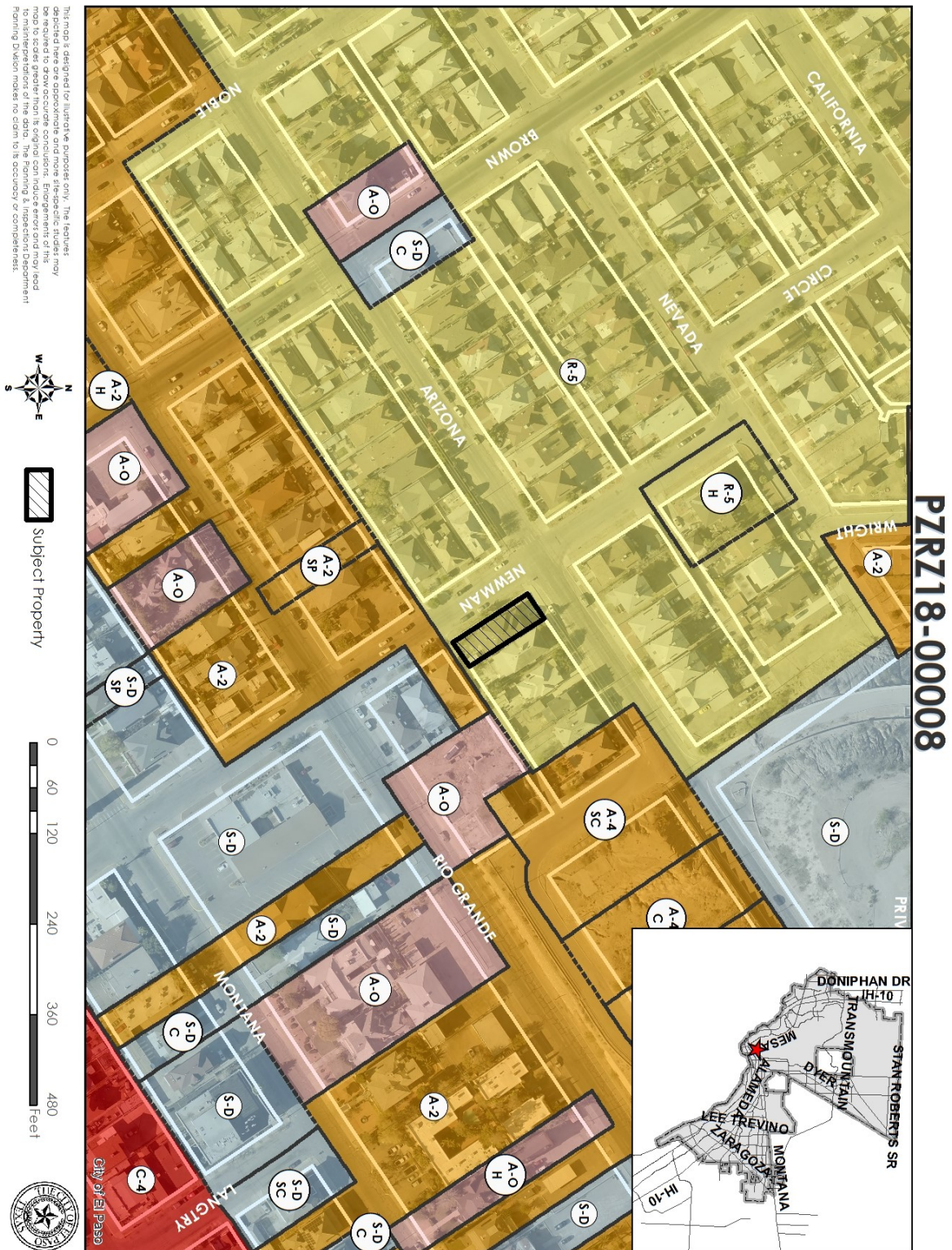


ATTACHMENT 2

Elevations



Zoning Map



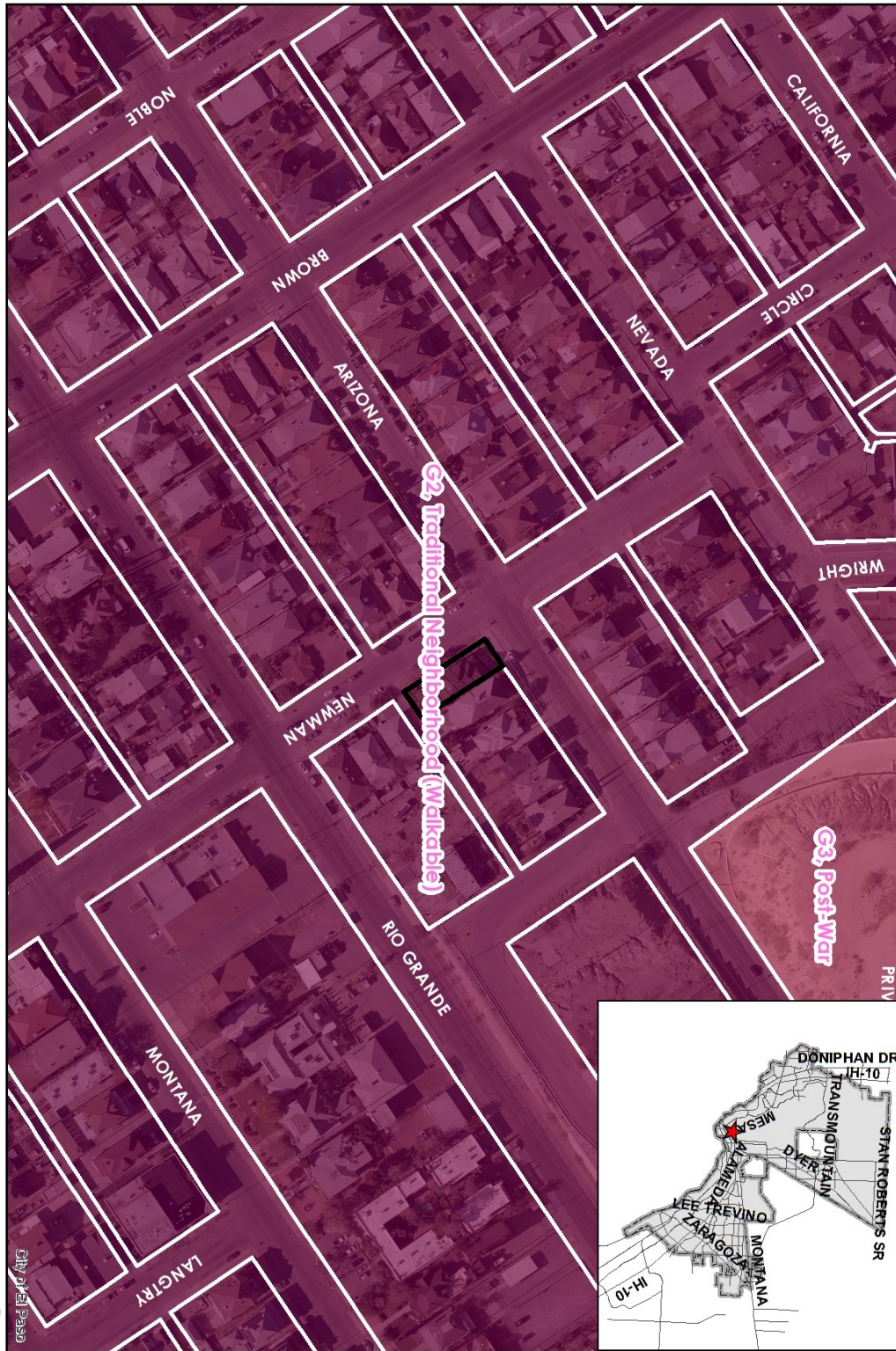
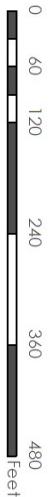
ATTACHMENT 4

Future Land Use Map

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engagement of this map to scales greater than 1:10,000 can induce errors and may lead to misinterpretation of the data. Planning & Mapping Department
Planning & Mapping Division



Subject Property



PZR218-00008

ATTACHMENT 5

Department Comments

Planning and Inspections Department- Planning Division

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - City Development & Permitting- Landscape

Recommends approval

Planning and Inspections Department - Land Development

No objections to proposed rezoning & detailed site plans

Sun Metro:

Sun Metro does not oppose this request.

Note: Sun Metro Route 36 provides service along Arizona. A bus stop is located abutting the subject property. Coordination with Sun Metro is required if construction interferes with bus stop.

Fire Department

Recommends approval.

Police Department

No comments received.

TxDot

Not required.

El Paso Water Utilities

We have reviewed the property described above and provide the following comments:

Note: EPWater does not object to this request

Water

1. There is an existing 6-inch diameter water main extending along Arizona Avenue located approximately 18-feet south of the northern property line. This water main is available for service.
2. There is an existing 6-inch diameter water main extending along Newman Street located approximately 19.5-feet west of the western property line. This water main is available for service.
3. There is an existing 4-inch diameter water main extending along the alley between Arizona Avenue and Rio Grande Avenue. This water main is available for service.
4. EPWater records indicate there is one (1) ¾" water service connection serving the subject property. The address for this service is 1400 Arizona Avenue.
5. Previous water pressure from fire hydrant #170 located at northwest corner intersection of Golden Hill Terrace Street and Arizona Avenue, has yielded a static pressure of 70 psi, a residual pressure of 66 psi, and a discharge of 822 gallons per minute.

Sanitary Sewer:

6. There is an existing 8-inch diameter sewer main extending along Newman Street located approximately 31-feet west of the western the property line. This sanitary sewer main is available for service.
7. There is an existing 8-inch diameter sanitary sewer main extending along the alley between Arizona Avenue and Rio Grande located approximately 6.5-feet south of the southern the property line. This sanitary sewer main is available for service.

General:

8. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

EPW-Stormwater Engineering has reviewed the property described above and provide the following comments:

9. EPW - Stormwater Engineering has no objections on the rezoning of the proposed property, however, we recommend the use of principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.

ATTACHMENT 6

Opposition Letter

7808 US Hwy 87 S
Victoria, Texas 77905
May 25, 2018

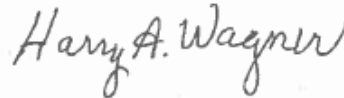
Adriana Martinez, City Planner
City Plan Commission
C/O Planning Division
P. O. Box 1890
El Paso, TX 79950-1890

Dear Ms. Martinez:

I recently received a letter from your office concerning the property at 1400 Arizona Street described as Lot 1, Block 81 Franklin Heights, City of El Paso, El Paso County, Texas regarding a request to rezone this property from R-5 (residential) to S-D (Special Development) enabling the new owner to create a triplex where as many as three families could live where previously this house was a single family dwelling. My objection and concern is that the streets of Arizona, Newman, and Nevada are already experiencing a problem with parking for the current residents of those streets. My question is whether a traffic study has been conducted on those streets with particular regard to the morning and afternoon hours when school drop-off and pick-up occurs for both the elementary school (Lamar) and the middle school (Wiggs) that are within 3 blocks of the Arizona property? This property was previously owned by the Bertolli family for many, many years and has only recently been purchased by Mr. Silva. Did this new owner investigate or seek this change in zoning before the property was purchased or is he just now asking for the change?

Franklin Heights has long been a single family dwelling neighborhood, with few, if any multiple family residences. As the owner of the property at 1322 E. Nevada (directly adjacent to the Arizona property in question) I believe a zoning change has the potential to change the character and possible safety of the neighborhood and these factors should be considered when the decision on zoning change is made. Because of the concerns I have stated I am opposed to the change in zoning and hope the City Plan Commission will concur and deny the zoning change.

Cordially,



Harry A. Wagner

ATTACHMENT 7

Notification Map

